

REPORT - PLANNING COMMISSION MEETING
September 8, 2005

Project Name and Number: Fire Station #2 (PLN2005-00316)

Applicant: City of Fremont

Proposal: To consider a finding for General Plan conformity to allow the acquisition of property for a proposed fire station site in the Niles Planning Area.

Recommended Action: Find that proposed acquisition conforms to the General Plan, based on findings stated in Exhibit "A".

Location: 37299 Niles Boulevard in the Niles Planning Area

Assessor Parcel Number: 507-285-13-2

Area: Lot - 10,000 square feet

Owner: Ron Ikebe

Agent of Applicant: Bruce Martin, Fire Chief; Ron Kalkbrenner, Project Manager

Environmental Review: A Mitigated Negative Declaration has been prepared for this project.

Existing General Plan: Community Commercial

Existing Zoning: C-C (H) Community Commercial (Historical Overlay) District

Existing Land Use: Vacant

Public Hearing Notice: A total of 182 notices were mailed to owners and occupants of property within 300 feet of the site on the following streets: F Street, H Street, G Street, D Street, 2nd Street, Niles Boulevard, Hillview Drive, Mission Boulevard, Iron Horse lane, and Victory lane. The notices to owners and occupants were mailed on August 26, 2005. A Public Hearing Notice was delivered to The Argus on August 22, 2005 to be published by August 25, 2005.

Executive Summary: The applicant requests a finding of General Plan conformity to allow the acquisition of property for a proposed fire station site in the Niles Planning Area. The site plan and architectural design for the fire station will come back to the Historical Architectural Review Board, Planning Commission and City Council for review and approval.

Background and Previous Actions: In November 2002, a Fire Safety Bond measure was approved by 74% of the voters of Fremont. The \$51 million Fire Safety Bond will fund land acquisition and construction of three new fire stations, seismic retrofit of the remaining stations, and a public safety training center. The City has begun land acquisition for the new location of Fire Station #2. There have been several community meetings to discuss possible sites and architecture for the new Fire Station #2.

Project Description: The City of Fremont is requesting that the Planning Commission find that City acquisition of the proposed site at 4355 Central Avenue is in conformance with the General Plan. The purpose of the property acquisition is to allow the City to develop a new fire station to replace the existing Fire Station #2 now located at 37645 Second Street. The proposed site is a parcel approximately 10,000 square feet in size. The project site is located at 37299 Niles Boulevard at the corner of G Street. The new fire station will help the Fire Department to achieve it's goal of responding to emergency calls within 5 minutes 30 seconds on 95% of the calls. The proposed project includes approval of a finding of General Plan Conformity for acquisition of the property; a General Plan Amendment to designate the site as a Fire Station location; and a Conditional Use Permit. The project site is located in an area with existing residential and

commercial development on all sides of the site. There is not a development plan for the Planning Commission to consider at this time. Staff anticipates future community meetings regarding the design of the project.

The proposed Fire Station #2 building is expected to be approximately 7,600 square feet with two apparatus bays. It will house one engine company (three personnel). The two story building design will have a kitchen, dining room, day room, fitness room, bedrooms, office area, EMS sink / work area, turnout room, project and supplies work area and storage, restrooms, public area, and other features that a building of this size and use would require. The staff work functions will be located on the first floor and staff living quarters on the second floor. The project includes a secured rear work yard and six on-site parking spaces for the staff. There will be an outdoor patio area, trash enclosure, and an emergency generator and fuel tank. The building will be staffed and operational as a fire station 24-hours a day / 365 days a year.

PROJECT ANALYSIS:

Legal Requirement for Public Land Acquisition: California Government Code Section 65402 establishes requirements for review of public property transactions by local planning agencies. Pursuant to the State code, the City of Fremont is required to submit all acquisitions of property for public purposes to the Planning Commission. The City may not acquire any property until the location, purpose and extent of the acquisition has been reviewed by the Planning Commission as to conformity with the adopted General Plan. The law requires the Commission to render its report on conformity within 40 days after the matter was submitted.

While there is no legal requirement that the Planning Commission hold a public hearing on a finding for conformity with the General Plan, this procedure has been observed for other public acquisitions. The public hearing will help assure that adequate public notice is provided as to the intent to purchase the site for a City fire station, and that the public is allowed to provide comments early in the planning process. Assuming that the Planning Commission finds that the acquisition of the subject site is in conformity with the General Plan, the City Council is tentatively scheduled to consider the proposed acquisition at a meeting in the Fall of 2005.

General Plan Conformance: The existing location of Fire Station #2 is in a building that is much smaller than the optimal size for modern Fire Department operations. Modern fire stations start at about 7,000 square feet in size. Fire Station #2 is 3,700 square feet in size and was built in 1952 as a volunteer station with no plans to house a 24 hour crew. Among other issues, the current apparatus bays are too small for the newer engines. Fire Department staff originally considered rebuilding a new station on the existing fire station site on 2nd street. The new station is expected to be a two-story structure approximately 7,500 square feet in size. At the first community meeting there were some objections to the size of the proposed structure in the residential neighborhood. Staff believes the proposed site in the existing historic commercial area is more compatible with the probable size and scale of the new fire station. The proposed site is also located on an arterial street, a preferable location for fire response. The Fire Department has developed a computer model of incidents and coverage of the City. The proposed project site was selected in context of all districts and the number of calls received by all stations. The proposed new fire station location is expected to support the Fire Department goal of responding to emergency calls within 5 minutes 30 seconds on 90% of the calls. The proposed acquisition of land for a fire station is consistent with the following objective, policy, and implementation measures of the General Plan:

Fundamental Goals of the General Plan:

Goal F-10: PUBLIC SERVICES RESPONSIBLY MANAGED AND EQUITABLY DISTRIBUTED THROUGHOUT THE CITY.

Public services must continue to be equitably distributed throughout the city. To the maximum degree feasible, all areas should be equally served by parks, fire stations, libraries, and other public facilities and services.

Health and Safety Goals and Policies:

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| Objective HS 4.1: | Development locations and standards which limit the potential health and safety risks, and the risks of severe economic loss due to fire hazards. |
| Policy HS 4.1.1: | Provide an adequate level of fire equipment and personnel to protect the community. |
| Implementation 1: | Continue to implement plan for improving fire service through expansion to 11 stations, movement of stations and other improvements. |
| Objective HS 5.1: | Maximum feasible achievement of a five minute 30 second response time for areas where response time for areas where response time is identified as achievable. |
| Policy HS 5.1.2: | Consider improvements in services and facilities to provide maximum feasible achievement of a five minute 30 second response within the City. |

ENVIRONMENTAL ANALYSIS: An Initial Study and Draft Mitigated Negative Declaration, has been prepared for this project. The Draft Mitigated Negative Declaration includes mitigation measures, which, if implemented, would reduce the identified impacts to non-significant levels. A more detailed description of the potential impacts is provided within the Initial Study for the project, which is included as an enclosure.

Response from Agencies and Organizations:

This project was submitted to the Alameda County Congestion Management Agency (ACCMA) for review to determine if implementation of the proposal would create an impact on the regional transportation network. No response has been received at the time of preparation of this report.

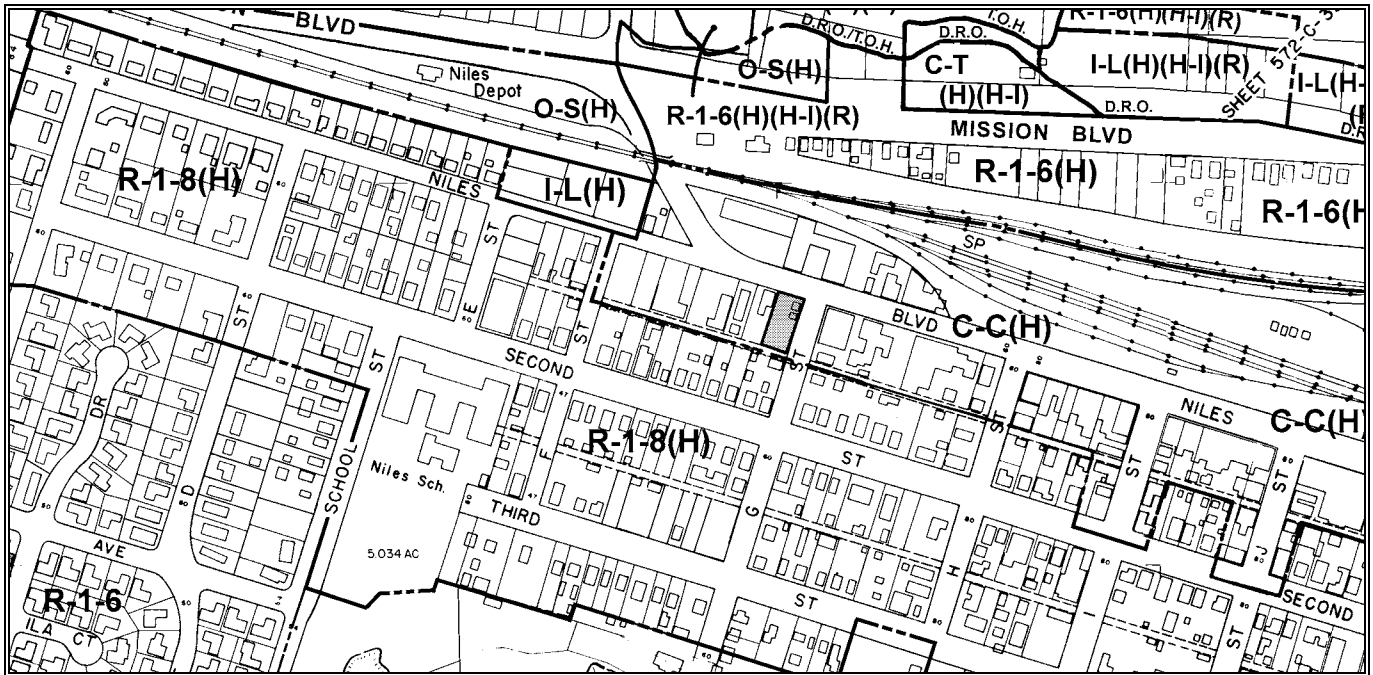
ENCLOSURES: Location Map
Initial Study and draft Mitigated Negative Declaration

EXHIBITS: Exhibit "A" (Findings)

Recommended Actions:

1. Hold public hearing.
2. Find that PLN2005-00051 is in conformance with the relevant provisions contained in the City's existing General Plan. These provisions include the designations, goals and policies set forth in the General Plan's Fundamental Goals and Health and Safety Chapters, as set forth in Exhibit A, hereby adopted by reference.

Existing Zoning
Shaded Area represents the Project Site



Existing General Plan

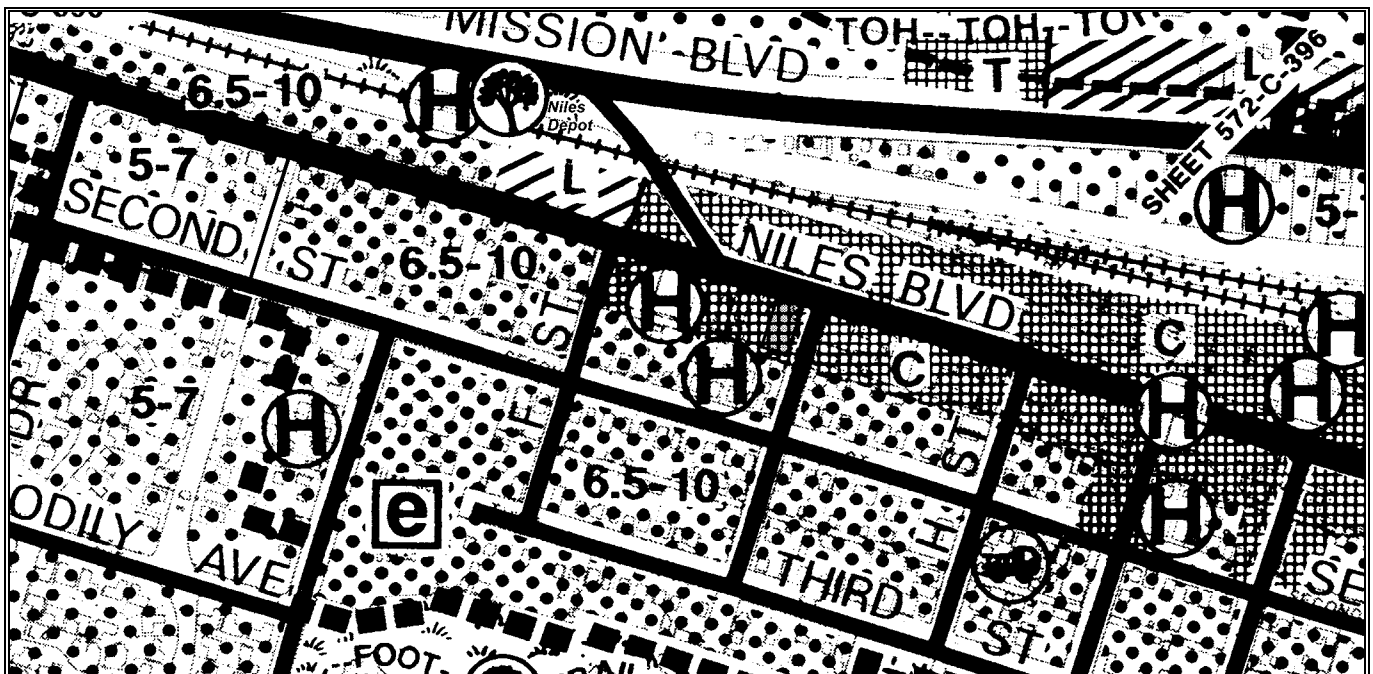


EXHIBIT "A"
FIRE STATION #2
(PLN2005-00316)

FINDINGS

1. The findings below are made on the basis of information contained in the staff report to the Planning Commission dated September 8, 2005, incorporated herein.
2. The Planning Commission has considered the location, purpose and extent of the proposed acquisition by the City of Fremont of an approximately 10, square foot site located at 37299 Niles Boulevard, for the purpose of developing a new fire station. The Planning Commission hereby finds that the proposed acquisition conforms to the adopted Fremont General Plan as adopted in 1991, and would contribute to realization of Fundamental Goals of the General Plan, specifically Goal F-10: Public Services responsibly managed and equitably distributed throughout the City. Public services must continue to be equitably distributed throughout the city. To the maximum degree feasible, all areas should be equally served by parks, fire stations, libraries, and other public facilities and services.
3. The Planning Commission further finds that the proposed acquisition would conform with the following General Plan Policies, objectives and implementation measures:

Objective HS 4.1: Development locations and standards which limit the potential health and safety risks, and the risks of severe economic loss due to fire hazards.

Policy HS 4.1.1: Provide an adequate level of fire equipment and personnel to protect the community.

Implementation 1: Continue to implement plan for improving fire service through expansion to 11 stations, movement of stations and other improvements.

Objective HS 5.1: Maximum feasible achievement of a five minute 30 second response time for areas where response time for areas where response time is identified as achievable.

Policy HS 5.1.2: Consider improvements in services and facilities to provide maximum feasible achievement of a five minute 30 second response within the City.